



## *Westfield City Council Report*

<b>Ordinance Number:</b>	15-05
<b>APC Petition Number:</b>	1503-PUD-02
<b>Petitioner:</b>	Site Solutions Property Group, LLC
<b>Requested Action:</b>	A text amendment to modify the number of dwelling units, landscaping, and amenities standards applicable to the Single-Family District of the Andover North Planned Unit Development (PUD) District.
<b>Current Zoning:</b>	Andover North PUD District (Ordinance 06-12)
<b>Current Land Use:</b>	Residential / Agricultural
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Zoning District Map</li><li>3. Concept Plan</li><li>4. Amendment Ordinance</li><li>5. APC Certification</li></ol>
<b>Prepared by:</b>	Pam Howard, Associate Planner

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### **PETITION HISTORY**

This petition was introduced at the February 9, 2015, City Council meeting. The petition received a public hearing at the March 2 and 16, 2015, Advisory Plan Commission (the "APC") meetings. The APC forwarded this petition with a favorable recommendation (Vote: 7-0) at its March 16, 2015, meeting. This petition is eligible for adoption consideration at the March 23, 2015, Council meeting.

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### **PROCEDURAL**

**Public Hearing:** Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on March 2 and 16, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

#### **Statutory Considerations:**

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **PROJECT OVERVIEW**

**Project Location:** The west section of the Andover North PUD District, which is located at the northwest corner of 186<sup>th</sup> Street and Moontown Road (the “Property”) (see **Exhibit 2**).

**Amendment Request:** The Petitioner is requesting an amendment to the number of dwelling units, landscaping, and amenities standards applicable to the Property, as further described below.

1. **Number of Dwelling Units:** The PUD Ordinance currently allows for a maximum of 240 total lots consisting of four product types each of which have separate unit number requirements. Product Types “K-1” and “K-2” have a minimum development requirement of 25 and 40 lots respectively. Product Types “L” and “M” have a maximum development requirement of 105 and 100 lots respectively. Product Type “M” consists of single family attached residences, while the others consist of single family detached residences of varying lot sizes.
  - a) **Changes to Number of Units for Product Types “L” and “M”:** Since the adoption of the PUD Ordinance, other developments have attempted to develop single family attached residences within the City. The market has not absorbed these as anticipated showing a lack of demand in our area. Because of this, the amendment proposes allowing the number of Product Type “L” lots to be increased to 150 if Product Type “M” is not developed. The total number of lots would be decreased to 220 in this case.
  - b) **Changes to Number of Units for Product Types “K-1” and “K-2”:** The proposed amendment also allows for any “K-1” lots developed in excess of 25 to be applied to the minimum number of “K-2” lots, so long as a minimum of 65 “K-1” and “K-2” lots are developed.
2. **Landscaping:** The PUD Ordinance currently requires 30% of the Real Estate to be Open Space. The proposed amendment specifies that 30% of the residential Real Estate should be Open Space. The landscaping standards of the PUD Ordinance deferred anything not listed as an exception to the standards in Section 16.06 of the Zoning Ordinance as they were in force on the date of the PUD filing. Since the adoption of the PUD, the City has adopted the Unified Development Ordinance (UDO) which includes updated landscaping standards. The proposed amendment requires the area included in the amendment to adhere to the new standards in Chapter 6.8 of the UDO.
3. **Amenities:** The PUD Ordinance includes two types of amenities, some that are to be provided and some that may be substituted if approved by the Director. The required amenities include Dedicated Open Space of Park (minimum 5,000sf); Trail; Trail Staging Area, including benches and trail map; and Clubhouse. The substitutable amenities include Playground (minimum 4,000sf); Basketball court; Picnic area; Secondary Playground, or “Tot Lot” (minimum 1,500sf); Soccer field; Softball diamond; Vistas; and A total of six pocket parks (minimum 2,000sf).
  - a) **Changes to the Dedicated Open Space Requirement:** The proposed amendment allows the existing wooded area to be a part of the 5,000sf of dedicated Open Space.
  - b) **Changes to the Clubhouse Requirement:** Since the adoption of the PUD Ordinance other neighborhoods have developed with a clubhouse included as an amenity. In the instances where the clubhouse has not been a part of another amenity such as a pool, they have been underutilized and become a liability of the HOA. Because of this, the amendment proposes eliminating the Clubhouse requirement.

- c) Changes to the Secondary Playground Requirement: The amendment proposes a Dog Park in lieu of the Secondary Playground or “Tot Lot” requirement.
- d) Changes to the Pocket Park Requirement: The proposed amendment requires ten Pocket Parks to be developed, an increase from the six originally required, while leaving the minimum square footage the same (2,000sf).

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## **RECOMMENDATIONS / ACTIONS**

### **APC Recommendation**

At its March 16, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 5**).

### **City Council**

Introduction: February 9, 2015

Eligible for Adoption: March 23, 2015

Submitted by: Pam Howard, Associate Planner  
Economic and Community Development Department